



MEMBERS PRESENT: BILL MARSHALL, DAVID THOMPSON, KRISTEN KRAUSE, ERICA CHASE
STAFF PRESENT: DENNIS DOWD, BILL TURNER, PEGGY JORDAN

AGENDA

DESIGN REVIEW BOARD

JUNE 20, 2016

5:00 P.M.

2 GEORGE STREET

1. 43 Sumar Street – TMS# 352-08-00-006

App. No. 166-20-1

Request Conceptual approval for new construction of a convenience store/gas station as per documentation submitted.

Owner: Faison & Associates, LLC
Applicant: Arnie McClure, Coast Architects, Inc.
Neighborhood/Area: Northbridge/West Ashley

MOTION: Denial.

MADE BY: D.Thompson SECOND: K.Krause VOTE: FOR 4 AGAINST 0

**2. Fairchild Street at Central Island Street – A portion of
TMS# 275-00-00-155**

App. No. 166-20-2

Request Conceptual approval for new construction of an office building as per documentation submitted.

Owner: Daniel Island Company
Applicant: Richard McWilliams, ASD/SKY
Neighborhood/Area: Daniel Island

MOTION: Conceptual approval – address staff comments 1, 2 and 3; refine transition between coquina stone and tilt up wall panels; further study screening of loading area.

MADE BY: D.Thompson SECOND: E.Chase VOTE: FOR 4 AGAINST 0

3. Presentation

App. No. 166-20-3

Presentation to the Board by City Staff on the proposed DUWAP District.

Files containing information pertinent to the above applications are available for public review at the Department of Planning, Preservation and Sustainability, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

Staff Comments
For
DESIGN REVIEW BOARD
June 20, 2016

43 Sumar Street:

General Comments:

1. This is a prominent gateway site into the City of Charleston. A site which demands a building with presence. Currently, the exiting building fills the point with building mass but completely turns its back on the streets. Staff feels that any redevelopment of the site should appropriately address Sam Rittenberg Boulevard, Old Town Road and most importantly the point.

Staff Comments:

Issues to Study:

1. Although providing some height, staff feels that the current building design doesn't provide enough scale and mass for the site, therefore not establishing a strong presence at this critical entry to West Ashley.
2. The use of site walls as an attempt to create presence on the site is not sufficient.
3. The building does not engage any of the three surrounding streets and should be brought up to the street edge along Sam Rittenberg Boulevard and Old Town Roads as well as provide mass at the point of the site.
4. The large amount of paving provided on site in relationship to the small amount of building footprint is an issue.
5. The building's lack of glazing on three of its four sides, most importantly as viewed from the intersection of Old Town Road and Sam Rittenberg Boulevard is not preferred.
6. The parking shown between the building and Old Town Road is contrary to standard Board policy.
7. The site shows two proposed LED signs, which are prohibited by ordinance.
8. As a suggestion, the present proposal could work with some restudy if it were concentrated to the rear of the site along Sumar Street, leaving the front of the site available for a more substantial building, with presence, to be built in the future.

Staff Recommendation: Denial, based on the previously referenced comments.

Fairchild Street at Central Island Street

General Comments:

1. This is a well-designed building based on a strong design concept.
2. Unlike the building, the site design is lacking in much information and will need to be further developed with the next submittal.

Staff Comments:

Issues to Study:

1. For the parking lot to the North, provide a screen wall along River Landing Drive and Fairchild Streets.
2. Provide an evergreen screen between the temporary parking lot and the two street frontages.
3. Staff is somewhat concerned with the use of the tilt up wall panels based on past applications. However, given the right finish it could be successfully used.
4. The coquina stone lends an interesting texture to the building. However, it may be better used in a different manner than as a building base. Allow the precast to engage the ground at the main body of the building.

Staff Recommendation: Conceptual approval with the conditions noted.